

Torrance, California
August 12, 1952

MINUTES OF A REGULAR MEETING
OF THE CITY COUNCIL OF THE
CITY OF TORRANCE

The City Council of the City of Torrance convened in a Regular Meeting in the Council Chamber of the City Hall on Tuesday, August 12, 1952, at 8:00 P.M., Mayor Schwab presiding.

Those responding to roll call by City Clerk Bartlett were:
COUNCILMEN: Benstead, Spelman and Schwab. ABSENT: COUNCILMEN: BLOUNT and Drale. Also present were City Manager Stevens and City Attorney Hall.

The salute to our Flag was led by Councilman Benstead.

As the first order of business, Councilman Benstead moved the minutes of the Regular Meeting of July 22nd and the Adjourned Regular Meeting of July 29th be approved. Motion, seconded by Councilman Spelman, carried.

This being the time and place fixed for the opening of bids on the \$2,000,000 bonds of Municipal Water District No. 3 of the City of Torrance, dated September 1, 1952, the City Clerk reported that two bids had been filed. Thereupon the bids were publicly opened, examined and declared. Said bids were as follows:

BANK OF AMERICA N.T. & S.A. & ASSOCIATES by BANK OF AMERICA N.T. & S.A.:

\$260,000,000 par value maturing Sept. 1, 1952 to Sept. 1, 1956, inclusive, bearing interest at 4%,
\$390,000,000 par value maturing Sept. 1, 1957 to Sept. 1, 1962, inclusive, bearing interest at 2½%,
\$390,000,000 par value maturing Sept. 1, 1963 to Sept. 1, 1968, inclusive, bearing interest at 2-3/4%,
\$960,000,000 par value maturing Sept. 1, 1969 to Sept. 1, 1982, inclusive, bearing interest at 3%

bid par, accrued interest to date of delivery, and a premium of \$6,419.00 for said \$2,000,000 bonds of Municipal Water District No. 3 of the City of Torrance, bonds Nos. 1 to 260, inclusive, to bear interest at 4% per annum, bonds Nos. 261 to 650, both inclusive, to bear interest at the rate of 2½% per annum, bonds Nos. 651 to 1040, both inclusive, to bear interest at the rate of 2-3/4% per annum, and bonds Nos. 1041 to 2000, both inclusive, to bear interest at the rate of 3% per annum, payable semiannually.

SECURITY-FIRST NATIONAL BANK OF LOS ANGELES, AMERICAN TRUST COMPANY, BLYTH & CO., CALIFORNIA BANK, R.H. MOULTON & CO., JOHN NUVEEN & CO., WILLIAM R. STAATS & CO., TAYLOR & CO. and REDFIELD & CO.,:

\$325,000 maturing from Sept. 1, 1953 to Sept. 1, 1957, inclusive, at 3½%,
\$260,000 maturing from Sept. 1, 1958 to Sept. 1, 1961, inclusive, at 2-3/4%,
\$455,000 maturing from Sept. 1, 1962 to Sept. 1, 1968, inclusive, at 2½%,
\$960,000 maturing from Sept. 1, 1969 to Sept. 1, 1982, inclusive, at 2-3/4%

bid par, accrued interest to date of delivery, and a premium of \$911.00 for said \$2,000,000 bonds of Municipal Water District No. 3 of the City of Torrance, bonds Nos. 1 to 325, inclusive, to bear interest at the rate of 3½% per annum, bonds Nos. 326 to 585, both inclusive, to bear interest at the rate of 2-3/4% per annum, bonds Nos. 586 to 1040, both inclusive, to bear interest at the rate of 2½% per annum, and bonds Nos. 1041 to 2000, both inclusive, to bear interest at the rate of 2-3/4% per annum, payable semiannually.

Each of said bids was accompanied by cashier's check in the sum of \$60,000.00, as provided in the notice inviting bids. The City Attorney and James W. Beebe, of O'Melveny & Myers, inspected the bids and reported that each of said bids was regular and in accordance with the notice.

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bids were referred to the City Attorney, the City Auditor, and James W. Beebe for computing the bids and report back to the City Council immediately after such computation with their recommendation as to the best bid.

The Mayor announced the time had come for the opening of bids on cast iron pipe for the Water Department and Clerk Bartlett opened and read the following bids:

<u>Bidder</u>	<u>Total Bid</u>
United States Pipe & Foundry Co	\$ 15,493.84
Pacific States Cast Iron Pipe Co.	15,584.67
James B. Clow & Sons	16,670.60
American Cast Iron Pipe Co.	16,096.95

On Motion duly made, seconded and carried, the bids were referred to the City Manager for checking and his recommendation later in the meeting.

The Mayor announced the time had come for the third and final hearing on Planning Commission Case No. 238: Petition of Par-amount Builders for a change of zone from A-1 to C-1 on the south-erly 300 feet of Lot 8, Tract No. 3458, situated on Torrance Boulevard between Madrona Avenue and Amie Street. Clerk Bartlett reported that he had received no written protests. Oral protests were called for. There being none, Councilman Spelman moved the hearing be closed. Motion, seconded by Councilman Benstead, carried. City Manager Stevens reviewed the case, advising the Planning Commission recommended approval. Councilman Spelman moved the Council concur in the recommendation. Motion, seconded by Councilman Benstead, carried by the unanimous roll call vote of those present.

The hearing on Resolution of Intention No. 2294 for the Impro-vement and construction of a Sanitary Sewer System in the Seaside Ranchos Sewer District was opened. The City Clerk filed his affida-vit as to publication of Resolution of Intention No. 2294 and also as to mailing notices to property owners regarding adoption of this Resolution and time of hearing. The Street Superintendent filed his affidavit as to posting notices of improvement. The Mayor announced that this was the time and place fixed for the hearing of all written protests against the proposed work or against the extent of the district to be assessed, or both. The Mayor inquired if any written protests had been filed with the Clerk. The Clerk reported that no written protests had been filed with him prior to the time set for the hearing.

The Mayor asked if anyone present desired to be heard from the floor, There were none. AN opportunity having been given to all persons desiring to be heard, and a fair and impartial hearing having been granted and the City Council having before them full and complete information as to the proposed work to be done and the extent of the district proposed to be assessed and the estimated cost of the prop-osed improvement, and also having considered all written protests or objections filed, and having given attention to all verbal protests from the floor, the following action was taken: Councilman Spelman moved the hearing be declared closed. Motion, seconded by Councilman Benstead, carried by the following roll call vote: AYES: COUNCILMAN Spelman and Schwab. NAYS: COUNCILMAN: NONE. ABSENT: COUNCILMEN: Blount and Drale. Councilman Spelman then moved that all protests and objections against the proposed work or against the extent of the district to be assessed be overruled and that all such protests and objections be denied. Motion, seconded by Councilman Benstead, carried by the following roll call vote; AYES: COUNCILMAN: Benstead, Spelman and Schwab. NAYS: COUNCILMAN: None. ABSENT: Blount and Drale.

The City Manager presented a Resolution ordering the work to be done, and Clerk Bartlett read title to

RESOLUTION NO. 2301

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ORDERING THE WORK OF IMPROVING THE SEASIDE RANCHOS SEWER DISTRICT, IN THE CITY OF TORRANCE, BY THE CONSTRUCTION AND INSTALLATION THEREIN OF A SANITARY SEWER SYSTEM: AND DIRECTING THE CITY CLERK TO POST AND PUBLISH A NOTICE INVITING SEALED PROPOSALS.

Councilman Spelman moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Benstead, carried by the unanimous roll call vote of those present. Councilman Spelman moved for the adoption of Resolution No. 2301. Motion seconded by Councilman Benstead, carried by the unanimous roll call vote of those present.

The City Manager presented a resolution fixing the minimum wage scale to be used on the project and Clerk Bartlett read title to

RESOLUTION NO. 2302

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ASCERTAINING THE PREVAILING RATE OF PER DIEM WAGES FOR EACH TYPE OR CRAFT OF WORKMAN NEEDED TO EXECUTE THE CONTRACT FOR THE IMPROVEMENT OF THE SEASIDE RANCHOS SEWER DISTRICT, IN THE CITY OF TORRANCE, BY THE CONSTRUCTION AND INSTALLATION THEREIN OF A SANITARY SEWER SYSTEM.

Councilman Spelman moved to dispense with further reading the Resolution. Motion, seconded by Councilman Benstead, carried by the unanimous roll call vote of those present. Councilman Spelman moved for the adoption of Resolution No. 2302. Motion, seconded by Councilman Benstead, carried by the unanimous roll call vote of those present.

The city Manager presented a resolution directing the Engineer to make and sign the assessment, and Clerk Bartlett read title to

RESOLUTION NO. 2303

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DIRECTING THAT THE ASSESSMENT FOR THE CONSTRUCTION OF A SANITARY SEWER SYSTEM IN THE SEASIDE RANCHOS SEWER DISTRICT, IN THE CITY OF TORRANCE, BE MADE BY THE CITY ENGINEER OF THE CITY OF TORRANCE.

Councilman Spelman moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Benstead, carried by the unanimous roll call vote of those present. Councilman Spelman moved for the adoption of Resolution No. 2303. Motion, seconded by Councilman Benstead, carried by the unanimous roll call vote of those present.

Clerk Bartlett read the following

WRITTEN COMMUNICATIONS

Letter from The Lutheran Church of the Resurrection requesting permission to operate a Christian Day School in the 300 block of the Hollywood-Palos Verdes Parkway in Hollywood Riviera. Mr. Stevens stated he believed the request was directed to the Council because of a zoning question. The matter not having been acted upon by the Planning Commission, Councilman Spelman moved the Council defer its action pending a recommendation from the Commission. Motion, seconded by Councilman Benstead, carried.

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Letter from the Planning Commission recommending approval of the request by North American Aviation to erect Radar Test Building and Towers on 223rd Street between Border Avenue and Abalone Street. Councilman Benstead moved the Council concur in the recommendation. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

of the Letter from Recreation Director Carpenter recommending the City's membership in the Shoreline Planning Association for 1952-53, to ascertain what plans, if any, the State and County have for the development of the Torrance Shoreline as a recreational facility; that if no plans are in the future program, it would be a waste of the City's money to retain membership. Councilman Spelman moved the Council concur in the recommendation and that the Association be instructed to direct all its literature and correspondence to the Recreation Commission. Motion, seconded by Councilman Benstead, carried by the unanimous roll call vote of those present.

Letter from Mrs. Chas. P. Martin, 207 Avenue H, Redondo Beach, protesting the grading done by Bellenbacher-Kelton, Inc., because of the danger of slides onto their property, which adjoins the Torrance boundary; and requesting information as to who would be liable for any property damage. In answer to inquiry by Councilman Benstead, City Attorney Hall stated that, unquestionably, the contractor would be liable. Councilman Spelman moved the communication be referred to the City Attorney for a reply. Motion, seconded by Councilman Benstead, carried.

Councilman Blount arrived at 8:35 P.M.

Letter from Wm J. Gill, 24219 Los Codonas Ave., advising he had been contacted, twice, by Building Inspector West, regarding his residence in a house trailer, and requesting that the Council permit him to continue living there as he leased the 12 acres for agricultural purposes and his livelihood depended upon it. It being the Council's policy to grant permission for trailer occupancy for a period of 90 days, and only upon the issuance of a building permit for a permanent residence, Councilman Spelman moved the man be requested to move his trailer and that the Chief of Police be authorized to enforce the request. Motion, seconded by Councilman Benstead, carried by the following roll call vote: AYES: Benstead, Spelman and Schwab. NAYS: COUNCILMAN: Blount. ABSENT: COUNCILMAN: Drale.

Letter from Building Material Dealers' Credit Association advising Torrance Materials Co. had ceased to do business as of July 1, 1952, and requesting refund on the business license. City Clerk Bartlett recommended a refund for the unused six month period. Councilman Blount moved the Council concur in the recommendation. Motion, seconded by Councilman Spelman, carried by the unanimous roll call vote of those present.

Letter from Arthur C. Jones, former owners of Torrance Laundrette, requesting refund on business license as of August 1, 1952, as business was sold. City Clerk Bartlett recommended the refund be granted. Councilman Spelman so moved. Motion, seconded by Councilman Blount, carried by the unanimous roll call vote of those present.

Letter from Assistant to City Engineer Patrick submitting Tract Map No. 16582, advising the Planning Commission recommended approval. Councilman Blount moved the Council concur in the recommendations of the Commission and Mr. Patrick, subject to water arrangements being approved by our Water Department. Motion, seconded by Councilman Benstead, carried by the unanimous roll call vote of those present.

Letter from Water Superintendent McVicar recommending refunds on main installations to Stuart Mortgage & Building Co. and James N. Starbird & Associates. Councilman Spelman moved the Council concur in the recommendation. Motion, seconded by Councilman Benstead, carried by the unanimous roll call vote of those present.

Recess was declared by the Mayor at 8:40 P.M. Meeting reconvened at 9:00 P.M.

James W. Beebe reported that, as directed by the City Council, he, the City Auditor and the City Attorney had computed the bids on the water bonds and that the bid of Security-First National Bank of Los Angeles, American Trust Company, Blyth & Co., California Bank, R.H. Moulton & Co., John Nuveen & Co., William R. Staats & Co., Taylor & Co. and Redfield & Co. was the highest and best bid of a responsible bidder.

After considering the recommendation and the computation of the bids, on motion of Councilman Spelman, seconded by Councilman Benstead, Resolution No. 2304 entitled "RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AWARDED \$2,000,000 BONDS OF MUNICIPAL WATER DISTRICT NO. 3 OF THE CITY OF TORRANCE TO THE BEST BIDDER, AND FIXING THE INTEREST RATE THERON", was adopted by the following vote: AYES: COUNCILMEN: Benstead, Blount, Spelman and Schwab. NAYS: COUNCILMEN: None. ABSENT: COUNCILMEN: Drale.

City Manager Stevens was requested to make his recommendation on the cast iron pipe bids. Although not the lowest bidder, he recommended accepting the bid of Pacific States Cast Iron Pipe Co., because they offered the best delivery dates and time was of great importance. The bid being less than one hundred dollars above the lowest bidder, Councilman Spelman moved the Council concur in the recommendation. Motion, seconded by Councilman Benstead, carried by the unanimous roll call vote of those present.

Letter from Charlton Mewborn, attorney, on behalf of Alma E. Schulz, withdrawing her petition for variance, Planning Commission Case No. 242. Clerk Bartlett stated Mr. Mewborn had also requested a refund of the variance fee. The Planning Commission having previously published notice of hearing on the petition, sent out notices and held a public hearing, Mr. Mewborn was advised no refund could be made. Councilman Spelman moved the letter be filed as a matter of record. Motion seconded by Councilman Blount, carried.

Letter from the Planning Commission recommending approval of the request of Mr. Hamilton for a waiver of front yard setback on Lot 1, Tract No. 17921, reducing the setback from 20' to 10', because of an excessive slope from north to south. Councilman Benstead moved the Council concur in the recommendation. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

Letter from the Planning Commission submitting for approval proposed Land Use Ordinance, which has been in preparation for more than a year. Copies of the proposed ordinance having been previously submitted to the members of the Council, Clerk Bartlett read title to

ORDINANCE NO. 612

AN ORDINANCE ESTABLISHING A LAND USE PLAN WITHIN THE CITY OF TORRANCE CREATING TEN (10) DISTRICTS; REGULATING THE USE OF PROPERTY, HEIGHT OF STRUCTURES AND OPEN SPACES FOR LIGHT AND VENTILATION; ADOPTING A MAP OF SAID DISTRICTS; DEFINING TERMS USED; PROVIDING FOR THE ADJUSTMENT, ENFORCEMENT AND AMENDMENT THEREOF; AND PRESCRIBING PENALTIES FOR VIOLATION; AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

Councilman Blount moved the Council dispense with further reading of the Ordinance. Motion, seconded by Councilman Benstead, carried by the unanimous roll call vote of those present. Councilman Benstead moved for the adoption of Ordinance No. 612 at its first reading. Motion, seconded by Councilman Spelman, carried by the unanimous roll call vote of those present.

Letter from the Planning Commission recommending approval of Case No. 241: Petition of A.W. Hookway for a Variance and Conditional Permit to erect a medical-dental building on the southeast corner of Acacia Avenue and Torrance Boulevard. Councilman Blount moved the Council concur in the recommendation providing the parking area to accommodate at least 12 cars is clearly indicated on "Exhibit A" prior to issuance of a building permit.

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Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

Letter from the Planning Commission recommending denial of Case No. 242: Petition of Alma E. Schulz for a Variance and Conditional Permit to allow the wholesale and retail sale of brassware at 1954 Carson Street. Councilman Blount moved the Council concur in the recommendation of denial. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

Letter from the Planning Commission recommending fourteen street name changes. Councilman Blount moved the Council concur in the recommendation. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

Letter from the Planning Commission recommending an extension of 120 days be granted to Dr. Frederick Gruneck on his variance approving the construction of doctors' offices and clinic at 2524 Torrance Boulevard (Case No. 224). Councilman Spelman moved the Council concur in the recommendation. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Letter from Mr. Patrick submitting Tract Map No. 18416 and advising of approval by the Planning Commission, subject to the revision of house plans to conform with Ordinance No. 611. He recommended approval subject to proper arrangements being made for the installation of water mains before signing the final tract map. Councilman Benstead moved the Council concur in the recommendations. Motion was seconded by Councilman Spelman. Councilman Blount requested that the minutes specifically show the Council's approval was subject to conformity with Ordinance No. 611 and proper arrangements being made for water installation. Motion carried by the unanimous roll call vote of those present.

Clerk Bartlett read title to

RESOLUTION NO. 2305

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE FINDING AND DETERMINING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE THE ACQUISITION, CONSTRUCTION AND COMPLETION BY THE SAID CITY OF TORRANCE OF A CERTAIN PUBLIC IMPROVEMENT, TO WIT, THE CONSTRUCTION OF TWO TEN-MILLION GALLON WATER RESERVOIRS; AND DIRECTING THE CITY ATTORNEY TO BRING AND PROSECUTE AN ACTION IN THE SUPERIOR COURT FOR THE CONDEMNATION THEREOF.

Councilman Spelman moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Blount, carried by the unanimous roll call vote of those present. Councilman Spelman moved for the adoption Resolution No. 2305. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

ORDINANCE NO. 613

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ORDINANCE NO. 606 BY MAKING SALARY CHANGE IN THE POSITION OF PARK FOREMAN.

Councilman Blount moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote. Councilman Blount moved for the adoption of urgency Ordinance No. 613 at its first and final reading. Motion, seconded by Councilman Spelman, carried by the unanimous roll call vote of those present.

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ORDINANCE NO. 614

AN ORDINANCE OF THE CITY OF TORRANCE PROVIDING
FOR THE CREATION AND ESTABLISHMENT OF A RECREA-
TION AND PLAYGROUND COMMISSION AND PRESCRIBING
ITS POWERS AND DUTIES.

Councilman Blount moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Benstead, carried by the unanimous roll call vote of those present. Councilman Benstead moved for the adoption of Ordinance No. 614 at its first reading. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

ORAL COMMUNICATIONS

Councilman Blount moved the City Attorney be instructed to institute civil action against Property Management Corp. and the bonding company for breach of contract in regard to the tract at 174th and Crenshaw, stating they have had one year to install curbs, gutters and sidewalks, and have not done so, as per agreement. Mr. Hall advised a draft of the proposed complaint had already been prepared. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

Councilman Blount stated he happened to be in the City Attorney's office Monday afternoon when a citizen of Torrance came in, in a very mild manner, to ask if a dog-catcher could come up on your front lawn or porch and drag a dog off to the pound while the children of the family are playing with it. Mr. Blount went on to say: "I don't think so. I think that someone in the South Bay Humane Society has overstepped their authority. I think they are trespassing. I don't believe that our agreement with them calls for trespassing. Further, I don't believe that the agreement we have with the South Bay Humane Society calls for a second trip by the gentleman to the wife, who is in a delicate condition, and tell her that he will 'get' her dog. Some three weeks ago we mentioned the word 'contract'. I have had the records in the City Attorney's office searched and they have no copy of it nor record of its execution. I now ask the City Clerk." Clerk Bartlett replied that he did not believe the new agreement had been executed and that he believed the old one was in effect until a new contract was signed. City Attorney Hall stated he believed the old contract had expired, but the matter would have to be checked. Councilman Blount continued: "These citizens have sent in a petition signed by some 20 people protesting the treatment given them and their pets by the South Bay Humane Society and its employees. I move that we sit in an agenda meeting with representatives of the South Bay Humane Society and that until that time we make no agreements with them or any other company. This matter must be straightened out." Motion, seconded by Councilman Spelman, carried unanimously.

Charlton Mewborn, on behalf of the Kiwanis Club, asked permission of the Council for use of the El Prado Park for a "Boys' Day Program" to include their first annual "Treasure Hunt", to be held in September. After brief discussion, Councilman Spelman moved the request be granted. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Mr. Jones, of 3020 Winlock Road, asked if the City could aid the people of his district in protecting their property from the 50' sand bank behind their houses; that the first heavy rain this fall would cause a lot of damage to the property. City Attorney Hall stated that proceedings have already been started and that possibly the City would have some news for them within four or five days.

Mayor Schwab confirmed the appointment of Mark Wright to the Civil Service Commission. He stated, further, that there were three vacancies on the Recreation Commission and while several names had been submitted for consideration, no appointments would be made as yet; that the Council had met with the Board of Education recently in an effort to establish greater cooperation on recreation matters and that the Board had been given 15 days in which to submit names for consideration.

There being no other oral communications, Councilman Blount moved all bills properly audited be paid. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

At 9:37 P.M., on motion of Councilman Blount and seconded by Councilman Spelman, meeting adjourned.


CITY CLERK OF THE CITY OF TORRANCE

APPROVED:


MAYOR OF THE CITY OF TORRANCE